This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $899,900.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2025.

Notary Public
My commission expires: 9/13/2026

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278158 DEEDWARR
05/27/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20250527-0041458

Address of New Owner:
Melissa Schwartz
1806 Piedmont Ave.
Nashville, TN 37216

Send Tax Bill to:
New owner

Tax Information:
072-12-0T-002.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MELISSA SCHWARTZ, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1806 of Homes at 1804 and 1806 Piedmont Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20240404-0023922, Register's Office for said County.

Being a portion of the same property conveyed to 21Five Homes, LLC, a Tennessee Limited Liability Company, by deed dated 02/16/2024, from Billy J. Patterson, Jr., and Laura M. Patterson, husband and wife, of record in Instrument No. 20240220-0011212, Register's Office for said County.

Also being a portion of the same property conveyed to Billy J. Patterson, Jr., and Laura M. Patterson, husband and wife, by deed dated 10/30/1999, from Teresa D. Wilhite, a single woman, of record in Book 11732, page 280, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1806 Piedmont Ave., Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of May, 2025.

21Five Homes, LLC

BY: _____
Aaron Noffsinger, Member

BY: _____ member
Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Noffsinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Aaron Noffsinger as such MEMBER.

Witness my hand and official seal this 20th day of May, 2025.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Rygmyr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Tyler Rygmyr as such MEMBER.

Witness my hand and official seal this 20th day of May, 2025.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 20th 2025.

Affiant Signature – Joshua A. Terry

May 22nd 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 22nd 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27